

# 5 Davy Place, MacGregor, ACT 2615



## Sold House

Tuesday, 27 February 2024

5 Davy Place, MacGregor, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

**\$770,000**

Embrace a serene lifestyle in this renovated 3-bedroom, 1-bathroom home, nestled on an expansive 802m<sup>2</sup> block in a quiet cul-de-sac. The timeless charm of this property stands out against the backdrop of classic homes in the area, offering a move-in ready haven. Inside, discover a modernized kitchen that combines functionality and style. The recently renovated bathroom elevates the sense of luxury, providing a retreat within the comforts of home. As you step outdoors, the vast 800m<sup>2</sup> block unfolds as a canvas of possibilities. Divisible into different zones, envision lush gardens, a play area, or the foundation for future dreams. The journey culminates at the single-car garage with added storage, a practical touch complementing the overall convenience. Free from renovation hassles, every corner of this property reflects move-in ready tranquillity. A daily promise of peace awaits in the quiet cul-de-sac, making this haven more than just a residence—it's the beginning of a harmonious chapter in your life. Make sure to watch our detailed walk through video prior to your inspection, it's our 24/7 salesperson for you to get an excellent feel for this home inside and out. It's the most informative property video you will watch during your search because we talk about the benefits and features of the home as we walk you through. But don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be sent to you automatically.

**Features overview:**

- Split level design
- Free-standing, separate title house
- Fully renovated internally
- Separate living area from kitchen & meals
- Bedrooms separated from living area
- Single lock up garage plus space for multiple other vehicles off the road
- Vacant & available immediately (no waiting for owners or tenants to relocate)
- Option for early access prior to settlement (using an occupation agreement) if you need to move in quickly
- Flexible settlement dates if you have another home you want, or need, to sell or to help secure financing

**The numbers (approx):**

- Living area: 104m<sup>2</sup>
- Garage size: 34m<sup>2</sup>
- Block size: 802m<sup>2</sup>
- Energy rating of 4 stars with a potential of 6 stars
- Age of home: Circa 52 years (built around 1972)
- General rates: \$2,495 p.a.
- Land tax (investors only): \$3,855 p.a.
- Land value: \$396,000
- Conservative rental estimate (unfurnished): \$630/wk

**Internal:**

- Large living area with windows on 2 sides to allow North & East sun through
- Fully renovated kitchen overlooks rear yard and has stone benchtops, 4 burner gas cooktop, electric oven, ducted rangehood, stainless steel appliances including Bosch electric oven with microwave spot over the top, 1.5 bowl sink & multiple cupboards & drawers
- All three bedrooms are located upstairs with windows facing the north
- Main bathroom has been fully renovated with full length shower, vanity with mirror over & external window for ventilation
- Separate toilet room
- Laundry with access to the rear yard
- Security fly screen door to enter the home
- Entry nook, space for shoes etc.
- Brand new timber look flooring throughout living & bedrooms (very kid and pet friendly)
- Upgraded LED downlighting throughout
- Brand new blinds
- Freshly painted internally
- Ducted gas heating (under floor)
- Linen cupboard in the hall
- Hallway with 3 windows to the rear, great spot to set up a study
- Electric hot water system – 250L
- NBN Connected - FTTN

**External:**

- Located in a quiet cul-de-sac
- Long driveway to fit multiple vehicles
- Home set well back from street with lots of grass space at front
- Side gate for privacy & easy access to rear yard
- Private fully enclosed rear yard with separate zones
- Oversized single garage with extra space to the rear
- Extra-long single carport in front of garage

**Construction:**

- Flooring: timber bearer & joists
- External: brick veneer
- Roof: truss roof & concrete roof tiles
- Fencing: high colourbond

**The Offer Process:**

- To help buyers on value, we advertise a guide price which your offer must exceed
- Offers can be subject to finance or unconditional and on a contract (preferred)
- Offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable via eft just prior to exchange of contracts
- We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster